

STETSON MIXED-USE

Allen & Felt  
7030 East Fifth Avenue  
Scottsdale, Arizona 85251  
480.990.2800

DRB  
SUBMITTAL

A P O 3 1 2

## KEYNOTES

1. LINE OF PARKING GARAGE BELOW
2. SHADDED AREA INDICATES BUILDING OR CANOPY
3. NEW CONCRETE CURB
4. COLORED EXPOSED AGGREGATE CONCRETE
5. ELECTRICAL EQUIPMENT
6. GARAGE EXHAUST GRILLE
7. LANDSCAPE PLANTER
8. SPENDABLE METAL GATE
9. GRAIN COMPACTOR
10. METAL
11. PILE
12. CONCRETE SLAB ON GRADE
13. RAMP UP TO CANAL LEVEL
14. RAMP OF RAMP GRILLE
15. RAMP GRILLE
16. COLORED CONCRETE
17. STAIR DOWN TO PARKING GARAGE
18. CITY PLAZA
19. WOOD TRAILER ABOVE
20. PUBLIC RESTROOMS
21. NEW CONCRETE STAIRS
22. ELEVATOR DOOR TO PARKING GARAGE
23. SERVICE AREA

C.O.S. DR CASE #: 280-PA-2004

REVISION	DATE	BY
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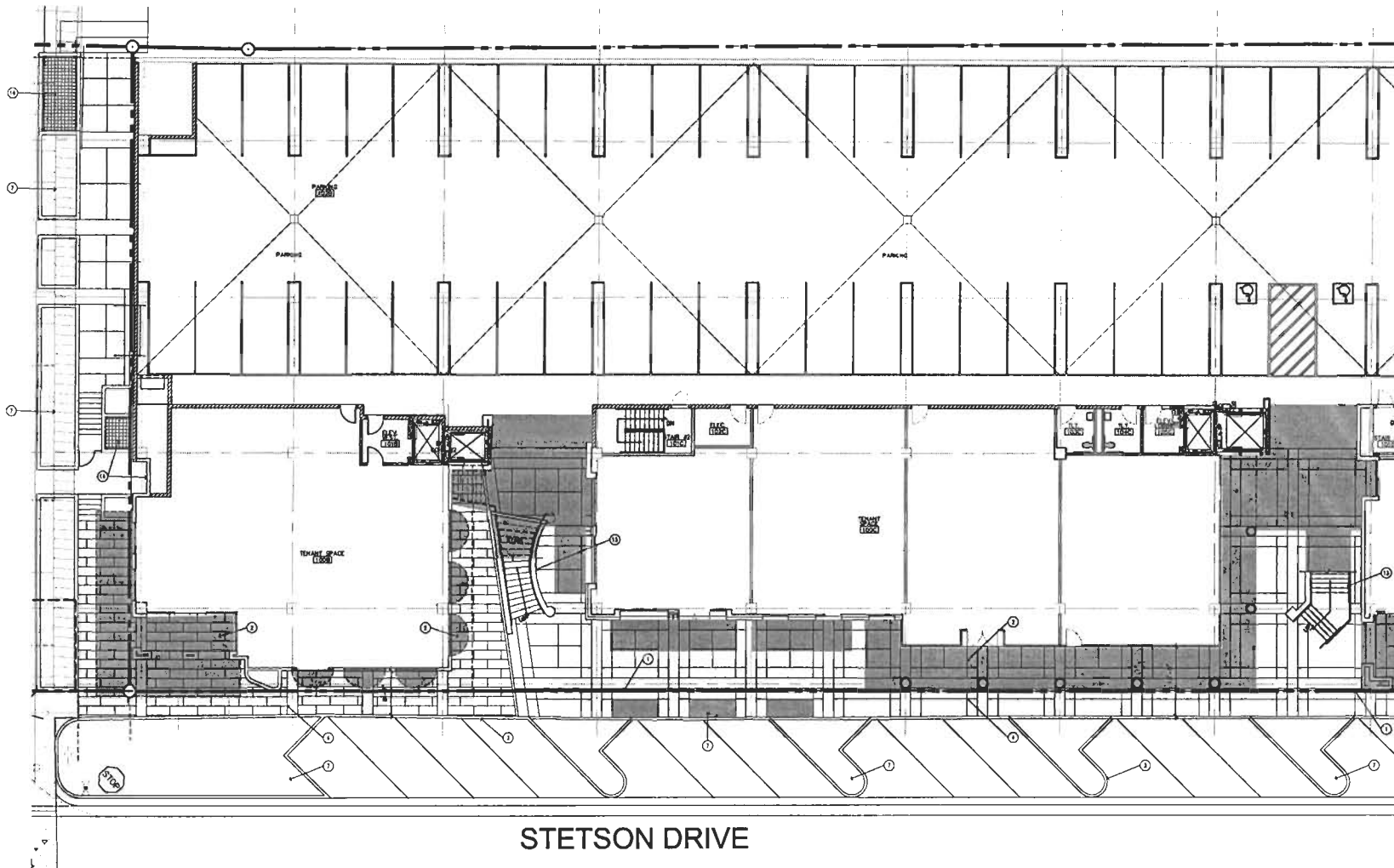
ENLARGED SIDEWALK PLANS  
STETSON LEVEL - BLOG A

DATE	3/2/05
TOTAL	10/1/05
DESIGN	
CHECKED	
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RECEIVED  
JUN 08 2005

95-DR-2004



ENLARGED SIDEWALK PLAN (BUILDINGS B AND C)

95-DR-2004

STETSON MIXED-USE

Allen Architects  
7030 east fifth avenue  
scottsdale, arizona 85261  
480 990 2500

DRB  
SUBMITTAL

A P O 3 1 2

KEYNOTES

1. LINE OF PARKING GARAGE BELOW
2. SHADED AREA INDICATES BUILDING OR CANOPY ABOVE
3. NEW CONCRETE CURB
4. COLORED EXPOSED AGGREGATE CONCRETE
5. ELECTRICAL EQUIPMENT
6. GARAGE EXHAUST GRILLE
7. LANDSCAPE PLANTER
8. OPERABLE METAL GATE
9. TYPICAL COMPACTOR
10. GAS METER
11. FILE
12. CONCRETE SLAB ON GRADE
13. STAIRS UP TO CANAL LEVEL
14. GARAGE AIR INTAKE GRILLE

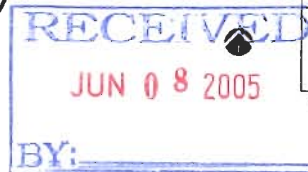
C.O.S. DR CASE #: 280-PA-2004

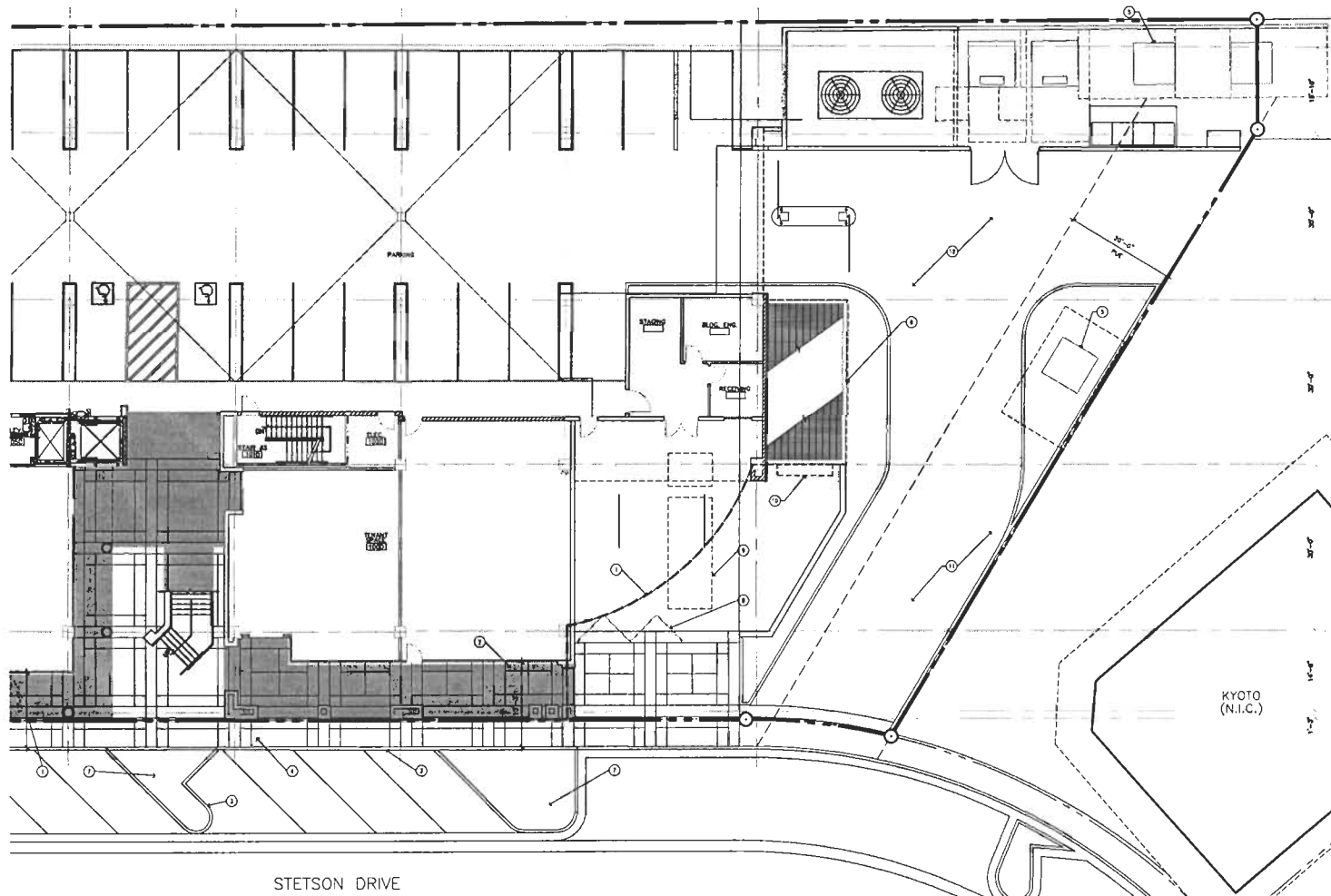
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ENLARGED SIDEWALK PLANS  
STETSON LEVEL - BLDG B & C

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DRAWN	
CHECKED	
SHEET NO.	

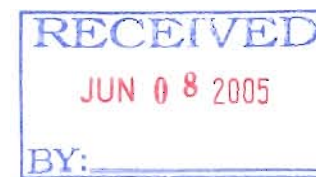
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ENLARGED SIDEWALK PLAN (BUILDING D)

95-DR-2004



STETSON MIXED-USE

Allen  
architects  
7030 east fifth avenue  
scottsdale arizona 85251  
480 880 2000

DRB  
SUBMITTAL

A P 0 3 1 2

# KEYNOTES

1. LINE OF PARKING GARAGE BELOW
2. SHADED AREA INDICATES BUILDING OR CANOPY BELOW
3. NEW CONCRETE CURB
4. COLORED EXPOSED AGGREGATE CONCRETE
5. ELECTRICAL EQUIPMENT
6. GARAGE CONCRETE CRUISE
7. LANDSCAPE PLANTER
8. SPRINKLER METAL GATE
9. BRUSH COMPACTOR
10. LAWN METAL
11. P.A.V.E.
12. CONCRETE SLAB ON GRADE

C.O.S. DR CASE #: 280-PA-2004

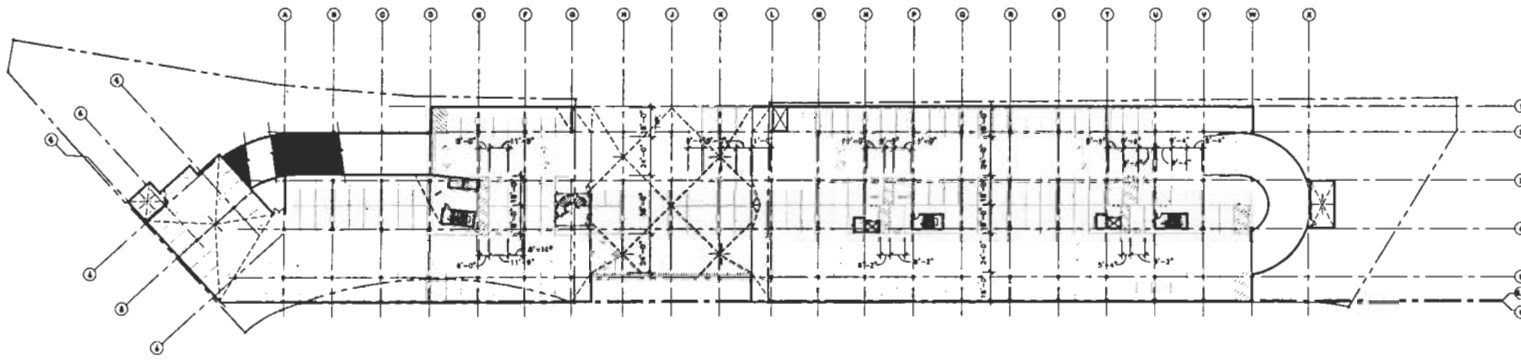
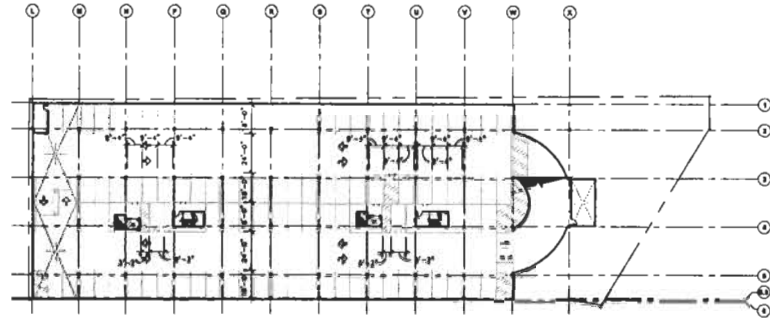
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ENLARGED SIDEWALK PLANS  
STETSON LEVEL - BLDG D

DATE	5/2/05
SCALE	1/8"=1'-0"
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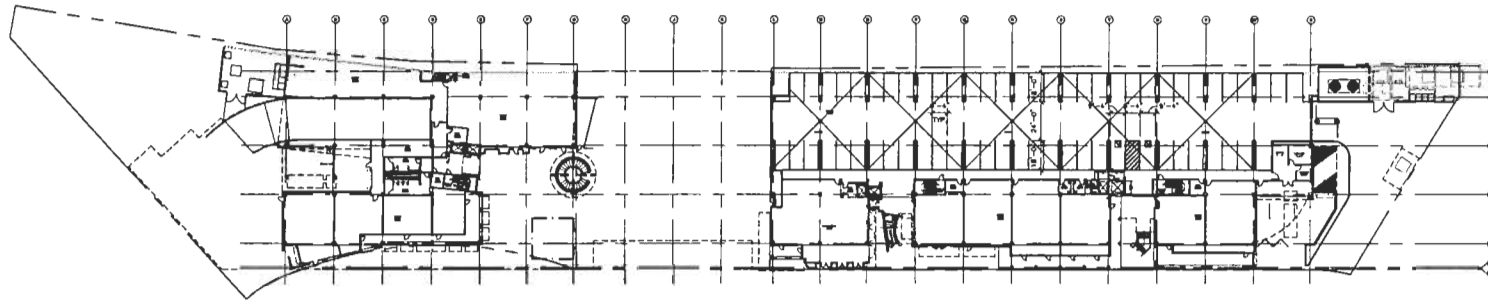
UNDERGROUND PARKING (P1 AND P2)

95-DR-2004

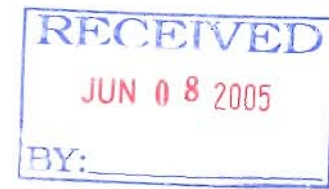


STETSON MIXED-USE	
7030 ROAD 111TH AVENUE MINNEAPOLIS, MINN 55425 312.455.5457	
DRB SUBMITTAL	
A P O 3 1 2	
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STETSON DRIVE (LEVEL 1)



95-DR-2004



STETSON MIXED-USE

STETSON  
2030 WEST 11TH AVENUE  
SCOTTSDALE, ARIZONA 85261  
480.393.2400

DRB  
SUBMITTAL

A P 0 3 1 2

KEYNOTES

C.O.S. DR CASE #: 280-PA-2004

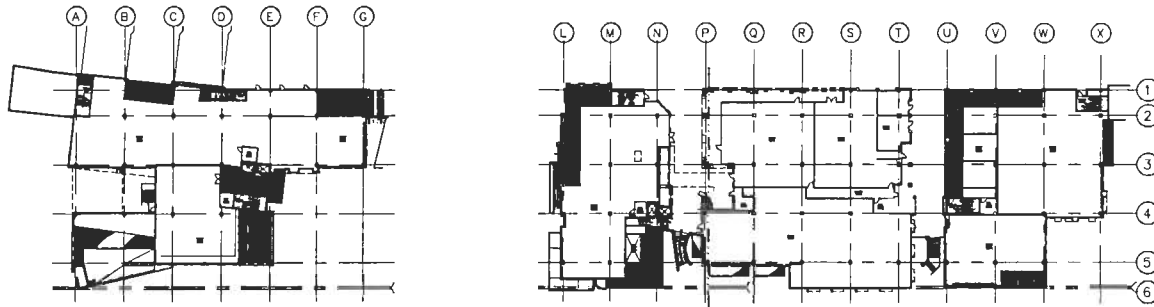
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3	1/8" = 1'-0"	5/3/05

LEVEL ONE (STETSON)  
OVERALL FLOOR PLAN

DATE	5/3/05
SCALE	1/8" = 1'-0"
CHANGED	

SHEET NO.  
A1.11

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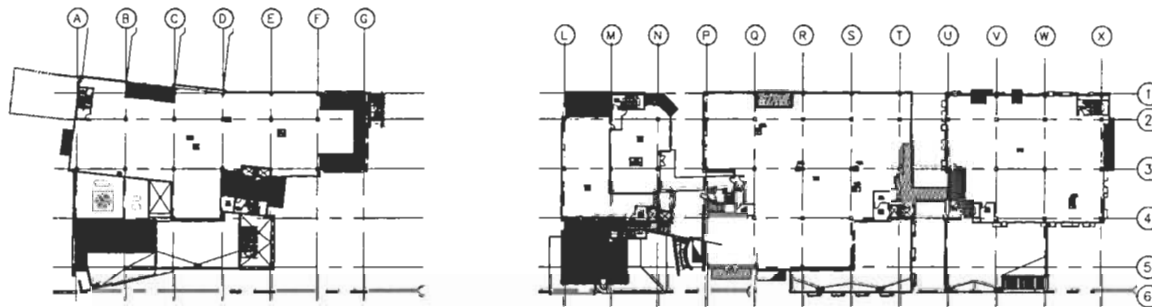


CANAL BANK (LEVEL 2)

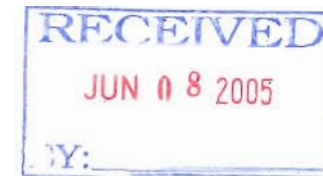


95-DR-2004

STETSON MIXED-USE																
architect 7030 west fifth avenue austin, texas 78751 512.450.2800																
DRB SUBMITTAL																
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KEYNOTES																
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LEVEL TWO (CANAL) OVERALL FLOOR PLAN																
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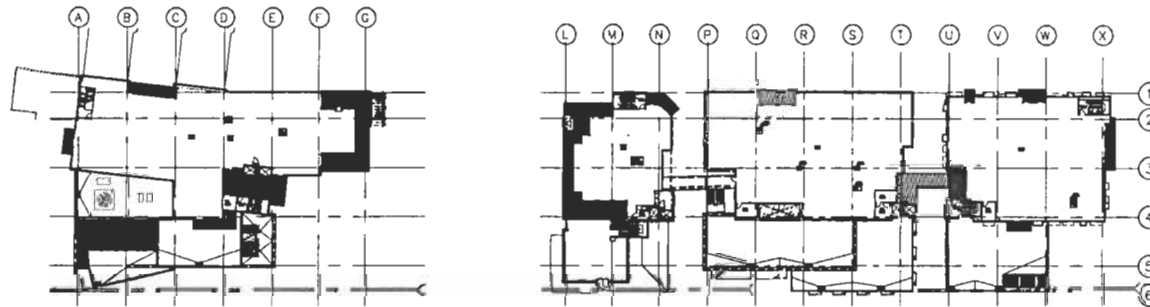


FLOOR PLANS (LEVEL 3)

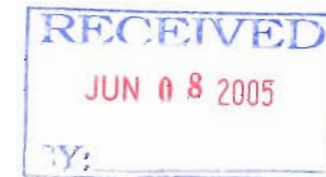


95-DR-2004

STETSON MIXED-USE													
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C.O.S. DR CASE #: 290-PA-2004													
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REV	DESCRIPTION	DATE											
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LEVEL THREE OVERALL FLOOR PLAN													
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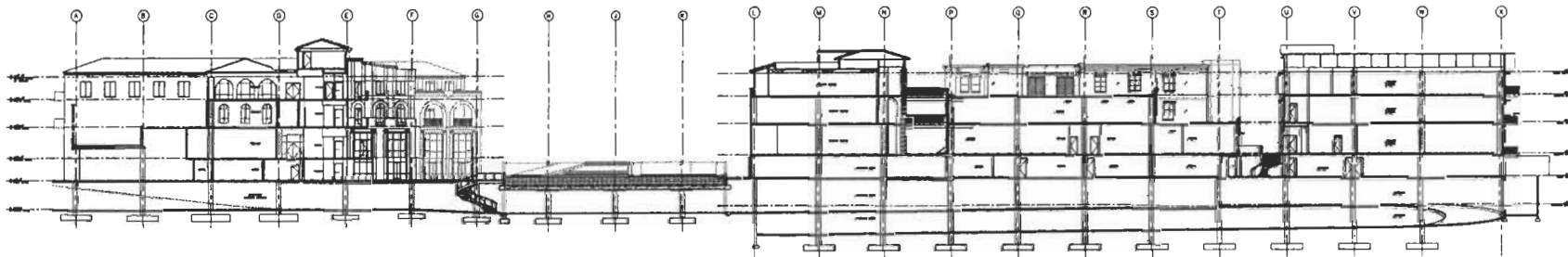
FLOOR PLANS (LEVEL 4)



95-DR-2004

STETSON MIXED-USE													
<small>7030 West Fifth Street Scottsdale, Arizona 85261 480.980.2400</small>													
DRB SUBMITTAL													
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LEVEL FOUR OVERALL FLOOR PLAN													
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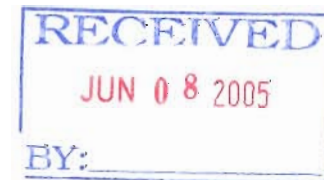




1 BUILDING SECTION  
SCALE 1/4" = 1'-0"

BUILDING SECTIONS

95-DR-2004



STATION MIXED-USE

**Allen + Phipps**  
7030 WEST 51ST AVENUE  
SCOTTSDALE, ARIZONA 85261  
480.380.2922

DR8  
SUBMITTAL

A P 0 3 1 2

KEYNOTES

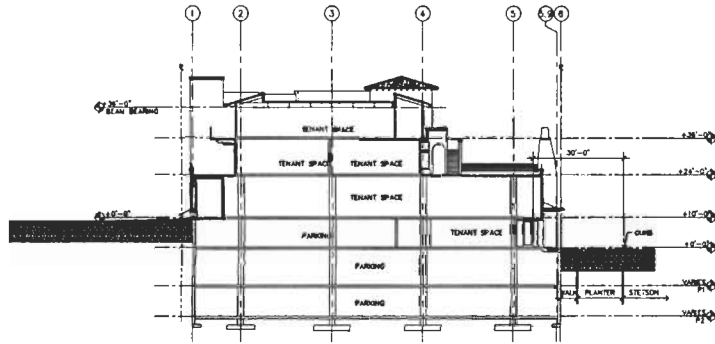
C.O.S. DR CASE # 200-PA-2004

DATE	REVISION	BY
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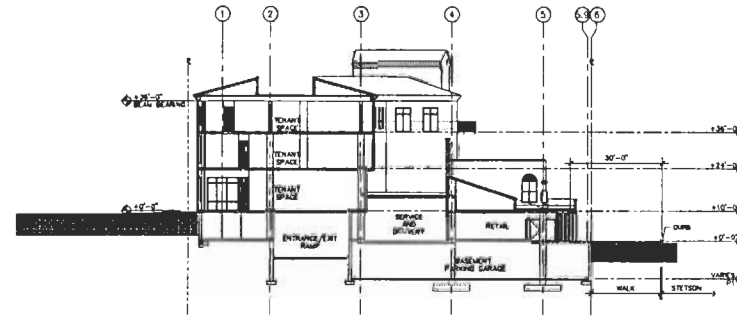
BUILDING SECTIONS

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REVISION	
BY	
CHECKED	
SHEET NO.	A4.00

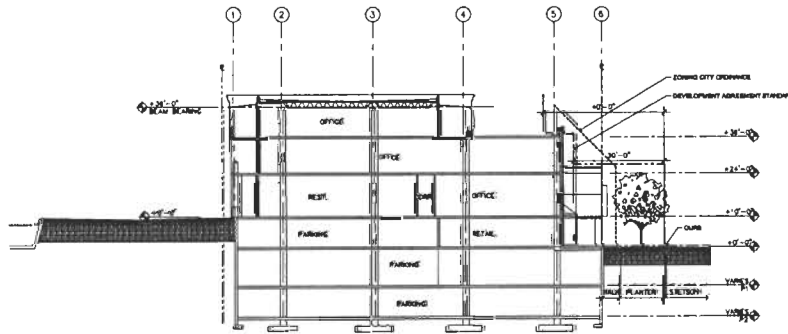
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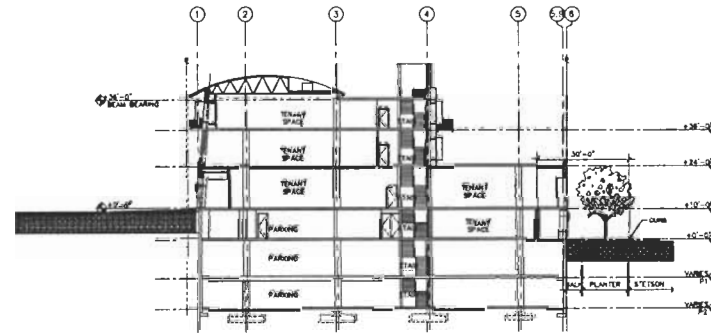
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4 BUILDING SECTION - 'A'  
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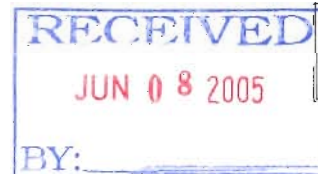


1 BUILDING SECTION - 'C'  
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION - 'D'  
SCALE: 1/8" = 1'-0"

BUILDING SECTIONS



STETSON MIXED-USE

Allen  
7030 WEST 15TH AVENUE  
SCOTTSDALE, ARIZONA 85251  
480.960.2800

DRB  
SUBMITTAL

A P 0 3 1 2

KEYNOTES

C.O.S. DR CASE #: 280-PA-2004

REV	DATE	BY	CHKD
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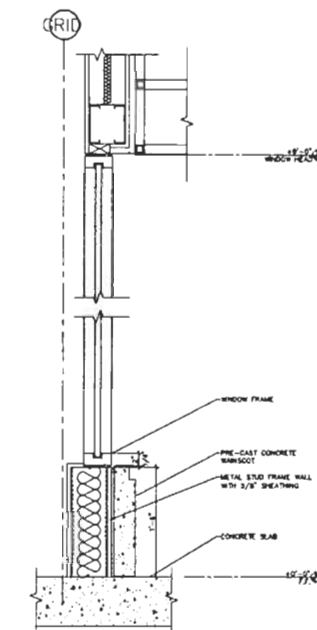
BUILDING SECTIONS

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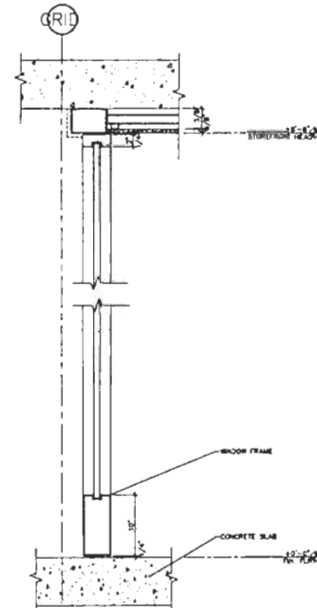
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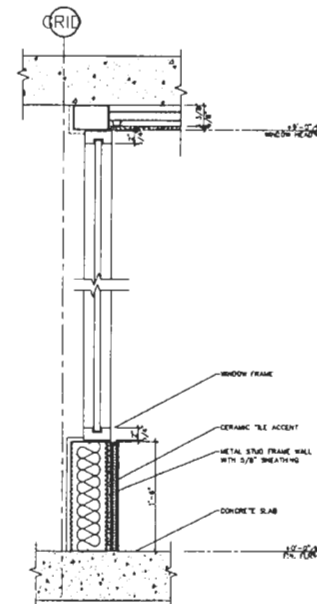
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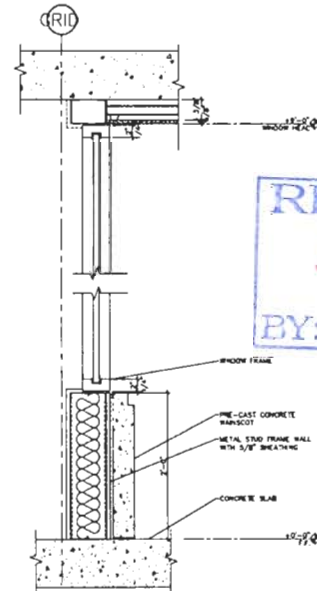
3 BUILDING B @ PRE-CAST  
SCALE: 1 1/2\"/>



4 BUILDING C @ STOREFRONT  
SCALE: 1 1/2\"/>



1 BUILDING A @ ACCENT TILE  
SCALE: 1 1/2\"/>



2 BUILDING A @ PRE-CAST  
SCALE: 1 1/2\"/>

WALL SECTIONS

95-DR-2004

STETSON MIXED-USE														
Allen 7333 West 11th Avenue Scottsdale, Arizona 85251 480 990 2900														
DRB SUBMITTAL														
A P O 3 1 2														
KEYNOTES														
C.O.S. DR CASE #: 280-PA-2004 <table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> </tbody> </table>			REVISION	DATE	BY	1			2			3		
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RECEIVED  
JUN 08 2005  
BY: \_\_\_\_\_

## PROJECT SITE PLAN GUIDELINES AND RESTRICTIONS Stetson Plaza/South Bank Canal Project

- GUIDELINES
1. Project Site Design and Building Design standards shall conform to the Downtown Urban Design and Architectural Standards. The architecture and quality of materials and design shall be consistent with other Class "A" properties developed in metro-Phoenix: Kierland Commons, Esplanade, Royal Palms Hotel, Spectrum office complex at Scottsdale Road north of Lincoln, Gainey office center on Scottsdale Road, the office condominiums on the east side of Scottsdale Road north of Lincoln or the LMA office building on Scottsdale Road just north of Indian Bend. These project examples, while not necessarily representative of the architectural style that will be built, is indicative of the level of quality for design and materials.
  2. Project shall create a "sense of place" that is consistent with the existing character of the retail in the area and with the Canal Bank and Plaza improvements that are under development by the City of Scottsdale.
  3. Pedestrian Connections must be provided as shown on Conceptual Site Plan.
  4. Project must be oriented to create active use of the Canal, Plaza, and Stetson Drive.
  5. Project will have no buildings within thirty feet (30'), as measured from the curb at Stetson Drive, taller than twenty-six feet (26'). Additionally, no buildings within forty feet (40'), as measured from the curb at Stetson Drive, will be taller than thirty-six feet (36'). No more than thirty percent (30%) of the Project's linear footage may be thirty-six feet (36') tall, between thirty feet (30') and forty feet (40') as measured from the curb at Stetson Drive.
  6. Project's total building Gross Floor Area must be a minimum of 80,000 square feet, excluding the parking garage and spaces.
  7. Project's Private Buildings shall have a minimum of 8,000 square feet that is equipped for and operated as a restaurant for a period of five (5) years from the date of construction completion. Additionally, at least two (2) restaurants will have outdoor dining patios that face onto the Plaza that may be completely on private property or a mix of private and public property (with the use of an approved Outdoor Dining License).
  8. Developer's hardscape and landscape improvements to the "wings" of the public Plaza area shall be a part of the project's Design Review Board approval process and shall be completed along with the Private Building construction. These improvements will be designed and construction so as to create a coordinated transition between the public Plaza improvements and the Private Building improvements including any outdoor dining areas for restaurants located on either side of the public Plaza.
  9. Public elevator closest to the Plaza on the East Retail Parcel (the middle elevator) shall be located so as to be easily accessible from the Public Plaza. The location shall be approved by Staff prior to Design Review approval.

# **PARKING ANALYSIS 5-05-05**

Stetson Canal Project

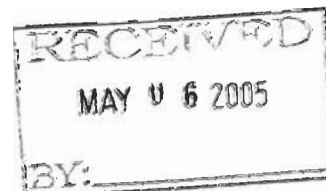
USE	AREA CALCULATION	PAKING RATIO APPLIED	PARKING SPACES REQUIRED (before reductions/credits)
Restaurant	29,648 sf	1 space/120sf	247.0
Office	67,705 sf	1 space/300sf	225.7
Interior Common Area	1,728 sf	1 space/300sf	5.8
Retail	15,310 sf	1 space/300sf	51.0
	<b>114,391 sf</b>	<b>TOTAL SPACES REQUIRED (after reductions/credits)</b>	<b>225.6</b>

## **REDUCTIONS/CREDITS AVAILABLE**

- 20% mixed use reduction 105.9 spaces
- DO parking waiver 53 spaces
- Parking credits 125 spaces
- TDM credit possible per Development Agreement 20 spaces

## **PARKING PROVIDED**

Parking provided (plaza level)	74 spaces
Parking provided (parking garage P-1)	46 spaces
Parking Provided (parking garage P-2)	55 spaces
In-lieu parking purchase per Development Agreement sec.16.2	50.6 spaces
<b>TOTAL PARKING PROVIDED</b>	<b>225.6 spaces</b>
<b>TOTAL PARKING REQUIRED (after applicable credits/reductions)</b>	<b>225.6 spaces</b>

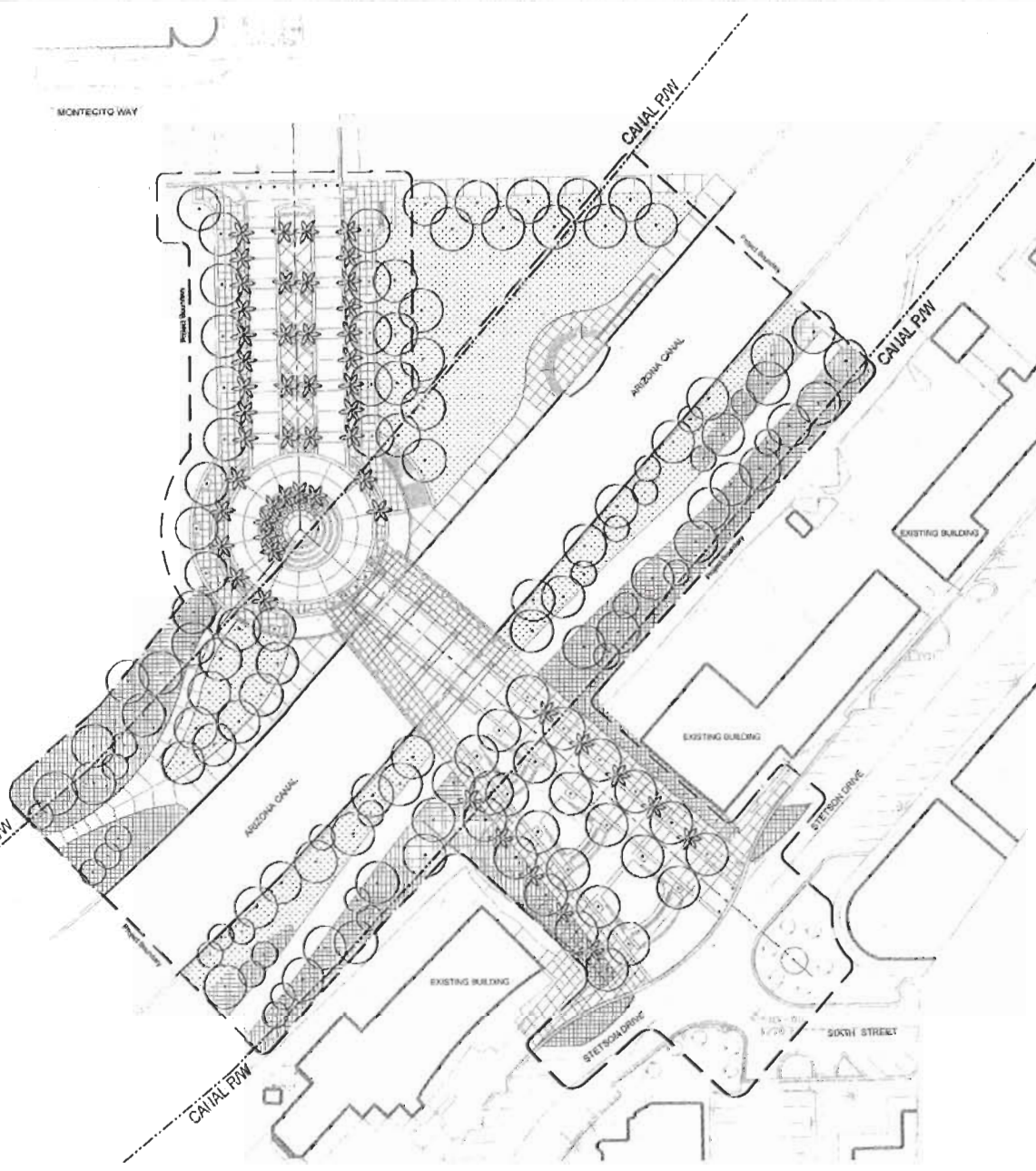


95-DR-2004  
REV: 5/6/2005



# LANDSCAPE PLAN

ATTACHMENT #26



## PLANT PALETTE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	BLOOM SEASON
<b>SHRUBS</b>				
1	Condalia cuneata	Pink Bush	24"-36" Bush	SP
2	Condalia cuneata	Shrub Tree	24"-36" Bush	SP
3	Condalia cuneata	Shrub Tree	24"-36" Bush	SP
<b>ACCENT TREES</b>				
4	Acacia saligna	Sweet Acacia	24"-36" Bush	SP
5	Condalia cuneata	Cactus	24"-36" Bush	SP
6	Condalia cuneata	Texas Oak	24"-36" Bush	SP
<b>PALES</b>				
7	Platanus racemosa	Can Palm	18" Hgt.	SP
<b>SHRUBS ACCENTS</b>				
8	Agave americana	Outdoor Agave	10' Hgt.	SP
9	Agave americana	Party Agave	10' Hgt.	SP
10	Agave americana	Woolly Yucca	10' Hgt.	SP
11	Agave americana	Agave Palm	10' Hgt.	SP
12	Agave americana	Agave Palm	10' Hgt.	SP
13	Agave americana	Agave Palm	10' Hgt.	SP
14	Agave americana	Agave Palm	10' Hgt.	SP
15	Agave americana	Agave Palm	10' Hgt.	SP
16	Agave americana	Agave Palm	10' Hgt.	SP
17	Agave americana	Agave Palm	10' Hgt.	SP
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19	Agave americana	Agave Palm	10' Hgt.	SP
20	Agave americana	Agave Palm	10' Hgt.	SP
<b>SHRUBS ACCENTS</b>				
21	Agave americana	Agave Palm	10' Hgt.	SP
22	Agave americana	Agave Palm	10' Hgt.	SP
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24	Agave americana	Agave Palm	10' Hgt.	SP
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30	Agave americana	Agave Palm	10' Hgt.	SP
<b>SHRUBS ACCENTS</b>				
31	Agave americana	Agave Palm	10' Hgt.	SP
32	Agave americana	Agave Palm	10' Hgt.	SP
33	Agave americana	Agave Palm	10' Hgt.	SP
34	Agave americana	Agave Palm	10' Hgt.	SP
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36	Agave americana	Agave Palm	10' Hgt.	SP
37	Agave americana	Agave Palm	10' Hgt.	SP
38	Agave americana	Agave Palm	10' Hgt.	SP
39	Agave americana	Agave Palm	10' Hgt.	SP
40	Agave americana	Agave Palm	10' Hgt.	SP

## SITE DETAIL KEYNOTES:

DETAIL SHEET
1.1 Ground Cover / Ficus Planting
1.2 Ficus Planting
1.3 Ficus Tree Planting
1.4 Ficus Tree Planting
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CITY OF SCOTTSDALE  
DEVELOPMENT REVIEW APPROVAL  
LANDSCAPING PLAN  
THIS SITE PLAN WAS APPROVED BY THE SCOTTSDALE  
CITY COUNCIL WITH THE SUPERVISORS AS LISTED IN THE  
MINUTES OF THE CITY COUNCIL MEETING.

**DESIGNWORKSHOP**  
Landscape Architecture & Land Planning  
Steven DeLong & Michael Pridmore  
1010 S. 10th Avenue, Suite 201  
Tempe, Arizona 85281  
(480) 966-5881  
Fax: (480) 966-2706  
www.designworkshop.com  
**Arizona Canal  
Bank Improvements  
Scottsdale, Arizona**

**CITY OF SCOTTSDALE  
Municipal Services Dept  
Capital Project Management**  
THOMAS, MARK SCHULZ, JAMES  
SCOTTSDALE, AZ 85261

**PROJECT TEAM  
BOULDER ARCHITECTURE  
AND PLANNING  
ARCHITECTURE  
1010 S. 10th Avenue, Suite 201  
Tempe, Arizona 85281  
480-966-5881**

**THINKING CAPS, INC.  
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Tempe, Arizona 85281  
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**RODAR SMITH  
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**PLANTING  
PLAN  
L3-02  
SHEET NUMBER 25 of 29**

ARIZONA BRIDGE AND CANAL IMPROVEMENTS  
69-DR-2002

95-DR-2004





6/15/05

## CANAL BANK CONCEPTUAL LANDSCAPE PLAN

## **South Canal Bank Patio Design Guidelines for Commercial Projects**

*(Prepared by the City of Scottsdale)*

1. Patios must be designed with an appearance and character that complement the style, presentation, and quality of the building to which they are attached and be reflective of the quality and design of other buildings in the same south bank project area. The thematic of any particular tenant shall be subordinate to the larger architectural theme.
2. All patio improvements must be built in compliance with City design and development ordinances, standards, guidelines and other governing policies as they apply to the Canal right-of-way. For patios that extend into the area on the canal bank that is subject a licensing agreement between the City and Salt River Project, designs must respond to any requirements or limitations of that agreement.
3. Patio designs and layouts must be coordinated between adjoining properties. Patios should be contained by grade changes, fencing, railings, low walls, landscaping or other similar type features that allow for views into and from dining areas. Patio containment devices (railings, walls, fencing etc.) that visually "box-in" the patio extensions are not appropriate. No advertising, goods or merchandise should be placed on patio containment devices. Design layouts that incorporate level changes and terraced patios are encouraged and shall be ADA compliant.
4. Open air dining spaces should be cooled and heated to extend their usability throughout the year. Several options are available and are in common use in the region (i.e. propane heating lamps and natural gas fixtures for heating, evaporative systems and misting for cooling, free standing and table umbrellas and other structures for shade). Such systems shall be aesthetically integrated into the outdoor dining environment avoiding exposed wiring and plumbing systems, inadequately shielded heating sources, nuisance water and other similar potential hazards.
5. Patio walls and barriers should not be higher than three feet from adjacent grade unless occurring with a planned grade change such as occurs with a raised platform or system of dining terraces or if a greater height is otherwise mandated by law or building code. Patios on which liquor is served must provide a barrier as required by State code. The design of such barriers must be compatible with the overall design and style of the patio and building it serves.
6. Master sign plans are encouraged as a way to more effectively identify a group of related businesses and a method of gaining acceptance to otherwise discouraged signage. Such signs might include but are not limited to supplementary signage such as permanently attached or illuminated menu signs, dedication plaques or interpretive signage associated with a tenant theme. Signs that are clearly intended for safety purposes or to direct users to locations and services are not regulated.
7. Branding that occurs with site furnishings and decorative features specifically identified with a particular business (ie: corporate mandated colors, signage etc.) shall be considered on their architectural design merit and context and their necessity to serve the larger community. The City urges applicants to exercise self-restraint with respect to advertising and branding. The City's preferred method of business identification is through signage as defined by the Zoning Ordinance and that is in keeping with the architectural design character of the building and overall project.

8. All patio areas, ingress and egress points and internal pathway systems shall comply with current ADA standards for such developments. Dining patios will be reviewed with respect to impacts on the accessibility of emergency personnel.
9. Dining areas shall incorporate appropriate lighting consistent with the needs of the activity and safe movement of pedestrians through the space. Grade changes and similar hazards should be properly illuminated.
10. Decorative patio lighting fixtures shall be permanent or if movable shall have the appearance of being permanently affixed to the ground plane. Fixtures should be hard-wired and meet all applicable electrical building codes. Temporary electrical wiring, if unavoidable, should always be protected and clearly identified.
11. Lighting for the purpose of ambience and character shall be approved by the City. Generally speaking, a subdued approach to lighting is encouraged, where undirected light and sources of glare are minimized.
12. Patio and Table umbrellas are permitted and should be free of brand logos, sign messages etc. Features such as umbrellas are potential opportunities to infuse color and vibrancy into an otherwise visually neutral environment. Patio furniture, lighting, umbrellas, shade structures, heating lamps etc. will be reviewed from both a safety and design standpoint.
13. If wait staff service islands occur within the patio, such facilities should be permanently plumbed and powered subject to all applicable County, State and City regulations.
14. Restaurant entrances are encouraged along the canal frontage. Such entrances should be designed to accommodate comfortable patron waiting areas, greeting/host stations, menu signs, courtesy signage and other similar features.
15. The master developer shall submit for City approval, guidelines for build out of tenant spaces including patios. Such guidelines should reflect the content herein and establish other design parameters ensuring tenants achieve an overall fit with the theme and character of the larger development. Additionally, guidelines for maintenance and upkeep of patios shall be defined by the master developer and submitted for review and City approval.
16. In the event that any standards pertaining to outdoor dining herein conflict with any other City policy, the zoning administrator shall determine the controlling regulation. State and County requirements supercede any requirement by the City.